

The Future of the Fisk and Crawford Power Plant Sites

DeltaInstitute

Jean Pogge
CEO

jpogge@delta-institute.org

Tom Cushing

Managing Director

tcushing@delta-institute.org



Timeline: Key Dates

- 2011 City of Chicago begins communication with community groups and Midwest Generation
- February 2012 Memorandum of Understanding signed and Midwest Generation confirms plant closing dates
- February 29, 2012 Midwest Generation announces plans for plant closure
- March 2012 Mayor Emanuel appoints Task Force to advise on future use of both plant sites
- May 2012 Midwest Generation announces both plants will close in September 2012
- June 2012 Public Hearings
- July 2012 Task Force to report to Mayor.



Fisk & Crawford Task Force

- Appointed by the Mayor to establish guiding principles and a vision for redevelopment of the sites
- Dialogue between diverse interests:
 - Three community groups (Little Village Environmental Justice Organization, Pilsen Alliance, Pilsen Environmental Rights and Reform Organization)
 - Midwest Generation
 - ComEd
 - Aldermen Munoz and Solis
 - Chicago & Cook County Building & Construction Trades Council
 - City of Chicago.



Fisk and Crawford Task Force



The Role of Delta Institute

At the request of the Mayor, serve as a neutral, third party facilitator

- Guide Task Force to agreement on redevelopment principles and recommendations for next steps
- Gather and share technical resources
- Channel efforts toward prompt, active redevelopment.



The Collaborative Process

- Eight Task Force meetings held (March-June)
- On-site visits with each community organization
- Walking tour of both coal plants for entire Task Force
- Presentations on Brownfield redevelopment, public financing, case studies, potential users of site
- Surveys and community meetings by community groups
- Public Hearings in Pilsen and Little Village sponsored by the Task Force to gather public input.



DRAFT GUIDING PRINCIPLES



DRAFT Guiding Principles Introduction

As Midwest Generation explores the disposition/sale and reclamation/redevelopment of the Fisk and Crawford power plant sites, by itself or a third party(ies), representatives of the Pilsen and Little Village Communities and Midwest Generation entered into a collaborative process through the Mayor's Task Force to solicit and evaluate community input on potential uses of the sites that could meet economic development and quality of life goals of the city and surrounding neighborhoods.

While Midwest Generation retains the sole right to enter into agreements for sale/redevelopment/reclamation/usage of the properties, the Task Force has developed draft guiding principles for the activity.



DRAFT Guiding Principles (1/2)

1. The Fisk and Crawford sites provide opportunities as useful community assets that can enhance the ability of local residents and businesses to live, work and play in a healthy environment.
2. Broad-based stakeholder input on the redevelopment of the sites should be encouraged, building upon existing forums and agreements, but including new parties as the project evolves. Such collaboration is likely to lead to the best outcome for all involved.
3. As sites are redeveloped and used in the future, pollution and waste should be minimized, with an emphasis on sustainability.
4. Located in industrial corridors with ongoing operation of grid infrastructure at both locations and a peaking plant at Fisk, the sites are not suitable for residential development.



DRAFT Guiding Principles (2/2)

5. Redevelopment provides an opportunity to pursue clean, advanced manufacturing/technology and high quality, living wage jobs.
6. Redevelopment of each site may include parceling the sites for more than one use, owner or occupant.
7. Neither site is intended to be used entirely as a park or open space; however, where feasible there should be public access to the river and canal.
8. Potential sources of public and private resources for reclamation and redevelopment should be identified early and actively pursued.



DRAFT RECOMMENDATIONS



DRAFT Recommendations (1/5)

Decommissioning, Demolition, and Remediation

1. Midwest Generation to conclude generating operations by September 30, 2012 and promptly decommission plants:
 - Use the balance of coal pile at Crawford
 - Disable generating equipment and disconnect from the grid
 - Continue to plan for salvage/resale/scraping of materials.
2. Midwest Generation to establish specifications for demolition of facilities and reclamation of materials, and:
 - seek quotes for demolition and reclamation/salvage work by September 30, 2012.
 - Encourage demolition contractors to consider where possible diverting building materials from landfills.



DRAFT Recommendations (2/5)

Decommissioning, Demolition, and Remediation, cont.

3. In compliance with City ordinances and consistent with ongoing operation of other electrical infrastructure, Midwest Generation shall maintain properties in a safe and secure manner while opportunities for third party purchase/reclamation/redevelopment and funding of such are pursued. Sites will be remediated at the appropriate time, consistent with uses and requirements of applicable City laws and environmental regulations.



DRAFT Recommendations (3/5)

Community Engagement and Open Spaces

4. Two water-edge locations at Crawford and one water-edge location at Fisk have been identified as potentially suitable public access sites. The City should work with Midwest Generation, ComEd, community groups and aldermen to determine feasibility of making public access available at those locations now. The parties responsible for the redevelopment of the sites should continue to explore the possibility of further public access to the water's edge.
5. Communication and engagement with the Midwest Generation Community Engagement Council (the Council), established by a Memorandum of Understanding dated February 29, 2012 (the MOU), should proceed as planned, including Midwest Generation's commitment to provide the Council prior notice of potential sale or disposition of the property and to seek and obtain input from the Council in those circumstances, all in accordance with the terms of the MOU.



DRAFT Recommendations (4/5)

Marketing and Future Use

6. Delta Institute to arrange a meeting with Midwest Generation and Urban Land Institute to explore the promotion of sites through an Urban Land Institute panel evaluation.
7. Explore private sector interest:
 - Delta Institute will identify known, credible, capitalized industrial developers to test marketplace interest in the parcels and to expand the vision for re-use options consistent with the Guiding Principles of the Task Force.
 - Midwest Generation will meet with these developers to explore potential reuse potential.



DRAFT Recommendations (5/5)

Public Sector Infrastructure

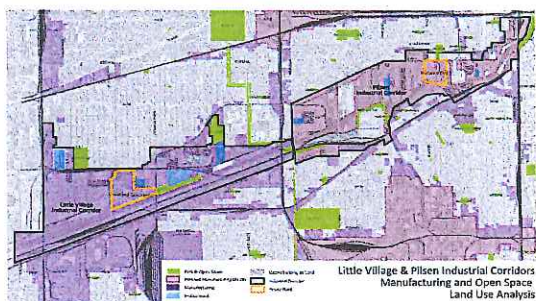
8. If the buildings are deconstructed, the City of Chicago should use the opportunity to replace underground sewer and water mains that are over 100 years old.

Next Steps

9. To promote the optimal redevelopment of the sites, build public support, and continue to foster cooperation within the community, the Task Force should convene for a second phase to provide input and to serve as a communication channel in the redevelopment process.
 - Maintain open communication channels between members of the Task Force.
 - Meet with potential buyers to ensure that they are aware of and consider the input provided by the Guiding Principles established through the Task Force.



Plants Are Ideal for Industrial Use



FISK POWER PLANT PILSEN



Fisk Generating Station

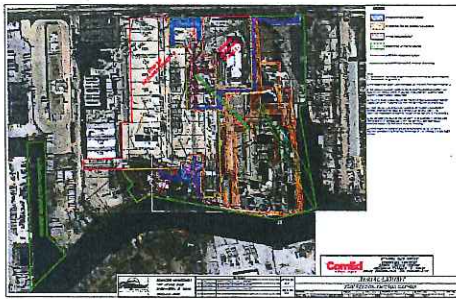
- Coal-fired generating station, operating since 1903
- 44-acres in Pilsen
- Output is 326 MW – enough electricity to power 381,000 households
- Existing peaking generation and ComEd transmission equipment located on site.



Fisk – Land Ownership



Fisk Aerial with ComEd Easements



Fisk Original Generation Building,
Tucked in the Site



Fisk, Eastern Boundary at Inlet's
Edge, w/ Coal Barge



Remaining Grid at Fisk



Remaining Peakers and Grid at Fisk



CRAWFORD POWER PLANT LITTLE VILLAGE



Crawford Generating Station

- Operating as a coal-fired power plant since 1925
- 72-acres in Little Village
- Output is 542 MW – enough electricity to power 638,000 households
- ComEd transmission equipment located on the site.



Crawford –Land Ownership



Midwest Generation –
Crawford Generation
Station Aerial Map

DRAFT –
FOR ILLUSTRATIVE
PURPOSES ONLY

Legend*
Crawford Facility and
Boundary
Midwest Generation
Station Boundary

*Notes:
1. The boundaries are not to scale
and are approximate representations of
actual boundaries.
2. The boundaries are based on 1998
aerial imagery and may not reflect the
actual boundaries through any change of
ownership.
3. The boundaries do not represent any
guarantee, title, or other claims and
shall not be used as evidence of
ownership.
4. There are no other boundaries or
claims of ownership shown on this map.



Crawford Aerial with ComEd
Easements



Crawford Generation Building and
Other Structures



Crawford Retention Pond, Coal Pile
and Elevator



Crawford Water Treatment Plant



Crawford, North End of Site w/
Remaining Power Lines



ComEd Grid Remaining at Crawford

